

***CHRISTOPHER CLOSE,
HECKINGTON, NG34 9SA***



£310,000

Located in one of the area's most popular villages with a full range of amenities and situated in this quiet cul-de-sac setting, a superb Three Bedroom Detached Bungalow with larger than average gardens. The property has a drive and Garage and there is a further former drive area which could be used to store a caravan or provide further storage. The property is within walking distance of the village centre and benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, 21'5 x 14'3 'L' Shaped Lounge Diner, Re-Fitted Kitchen, Inner Hall, Three Good Size Bedrooms and Bathroom with separate shower. The Attached Garage can be accessed from the bungalow and the rear gardens are a particular feature of the property. Early viewing is recommended to appreciate the standard of accommodation available.

Location:

Heckington is a popular village located off the A17, Sleaford to Boston road and has amenities to cater for most day to day needs including school, Doctor's surgery, chemist, Post Office, shops and banking facilities and good rail connections to Sleaford, Boston, Nottingham, Grantham and Lincoln.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village. Once in the centre of the village, at the village green turn left into Church Street. Turn left into Churchfield Avenue and turn right into Godson Avenue. Turn right again into Christopher Close and bear to the right and the property is located on the left hand side.

A double glazed entrance door provides access to the **Entrance Hall** with further lobby area providing access to the rear garden, garage and kitchen.

Kitchen: 3.35m (11'0") x 2.74m (9'0")

Having range of wall and base units, wooden worktop, Belfast style sink with monobloc tap, space for cooker, tiled splashbacks, cooker hood, integrated fridge and dishwasher and water filter tap.

Lounge Diner: 6.53m (21'5") narrowing to 2.67m (8'9") and 4.34m (14'3") narrowing to 3.58m (11'9")

Having two large picture windows, two radiators, living flame effect gas fire with surround and coved ceiling.

Inner Hall:

Having radiator, airing cupboard and loft access.

Bedroom 1: 3.71m (12'2") max x 3.12m (10'3")

Having built-in double wardrobe and radiator.

Bedroom 2: 3.89m (12'9") x 2.67m (8'9")

Having radiator and coved ceiling.

Bedroom 3: 3.38m (11'1") x 2.67m (8'9")

Having built-in cupboard and radiator.

Bathroom:

Being half tiled and having separate shower with mains fed unit, bath, pedestal hand washbasin, low level w.c, and radiator.

Outside:

A drive provides **Ample Parking** and approaches the **Attached Garage 5.56m (18'3") x 2.31m (7'7") narrowing to 1.63m (5'4")** to the rear having up and over door, door to lobby and power points. The remainder of the front gardens are laid to lawn with borders. The property has a side gate to the Northern elevation and to the Southern elevation is a further gravelled area which currently has raised borders but has been used for Parking. The property has a large paved patio area with a further covered seating area with a pergola. The main garden is laid to lawn with shaped, well stocked borders, rockery area, bridge, ornamental fish pond and **Two Greenhouses**



Kitchen



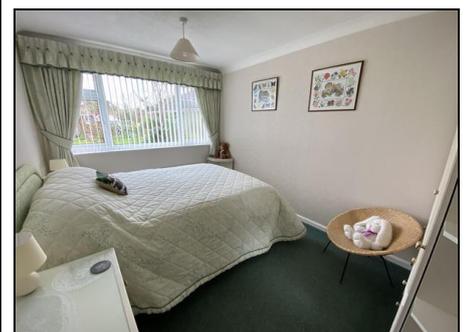
Lounge Diner



Further Aspect

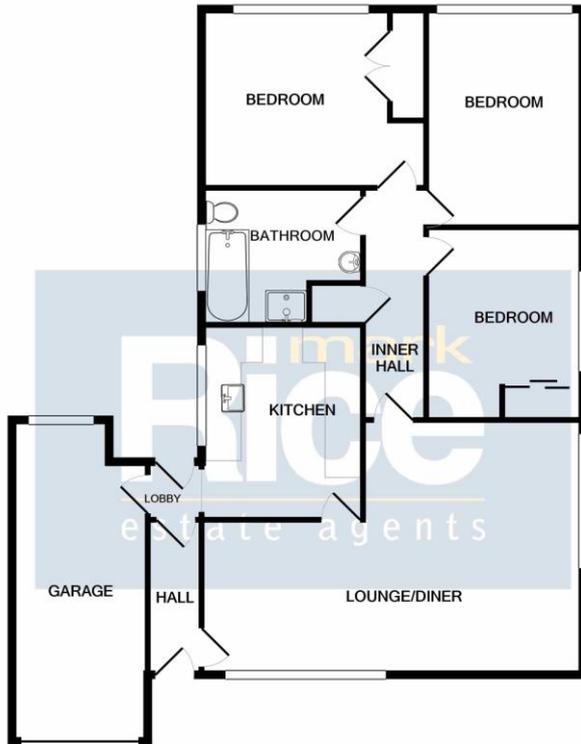


Bedroom 1



Bedroom 2

are included. A cold water tap is fitted.



TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Bedroom 3



Bathroom



Rear Garden Photos

- Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*
- Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*
- Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 06/04/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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